



**Housing Needs Survey Report  
for  
Long Compton Parish Council**

**December 2019**

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Rural Housing Enabler, WRCC**

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## 1. Introduction

Long Compton Parish Council commissioned WRCC to conduct a survey to collect local housing needs information within and relating to Long Compton parish.

The survey form was a standard document used across the district and a copy was delivered to every home across the parish. Additional copies were available for people not currently living in Long Compton parish but with a strong local connection. Respondents were also able to complete the survey online. A copy of the cover letter and survey form can be seen as Appendix A1 and Appendix A2 to this report.

All households were requested to fill out Part 1 of the survey form. Part 1 asked whether, in principle, respondents would be in favour of a small scheme of new homes to meet local housing needs, gave residents an opportunity to comment on local housing and facilities, and asked whether the current home is suitable for the needs of the household.

Households with or containing a housing need were asked to complete Part 2 of the survey form, providing details of their current situation, specifics of the need and details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

Information provided in response to some of the questions aided the analysis but is confidential and therefore not reproduced within this report.

Completed survey forms were returned by Freepost envelope direct to the Rural Housing Enabler by 9<sup>th</sup> November 2019 and analysis of the information provided took place in December 2019. Completed survey forms are retained by WRCC for a short period before being shredded.

## 2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, July 2018) emphasise the role of local communities in the planning process and provides for “local people to shape their surroundings”. At a local level, the Stratford-on-Avon District Council local plan (the Core Strategy and associated documents) guides development in the district to 2031 and beyond. Amongst other things these plans aim to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes that meet an identified local need.

There is scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys through the allocation of sites for community-led schemes and setting related development requirements.

Your community can choose to promote a community-led ‘local needs scheme’ using policies in the local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing. However, it is important that preferred tenure options are informed by reliable evidence and this report has a crucial role to play in this respect.

‘Local needs schemes’ will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant parish council,
- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation, referred to as a ‘Section 106 Agreement’, which limits occupation of the homes, including any local market homes, to people with a defined local connection.

The term “affordable housing” has a specific meaning (as set out in the Glossary to the NPPF) and includes options both for affordable housing for rent and home ownership.

New affordable homes are generally required for two reasons:

- Many residents on low and middle incomes cannot afford to rent privately or buy market housing, and
- The market does not provide the right type of accommodation for some residents, for example homes for people who are older and wish to downsize.

### 3. Results

Approximately 350 survey forms were distributed to local residents and 92 were completed (either partly or fully) and returned, equating to a response rate of 22.29%. This level of response is considered to be good for a survey of this type.

People generally respond for one of three reasons:

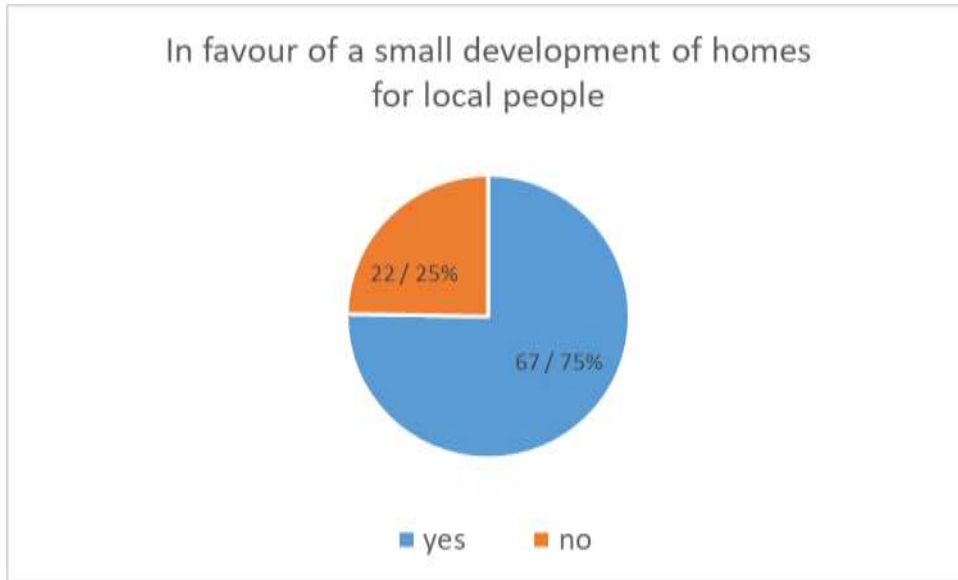
1. To express a housing need,
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

#### **Part one – to be completed by all households**

##### **Q1: Support for development of affordable homes**

Respondents were asked “In principle would you be in favour of a small development (approx..10 homes) in the parish restricted to people with a local connection”.

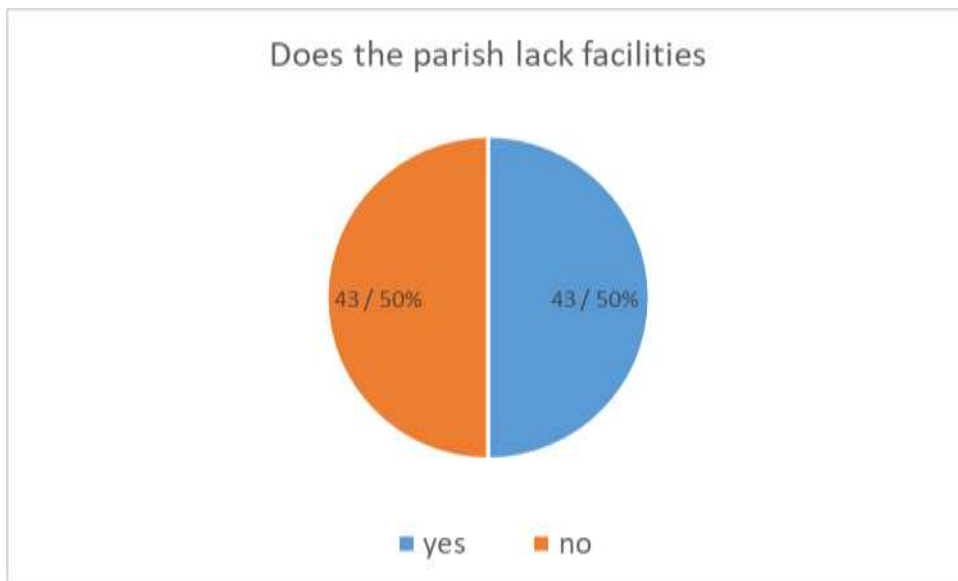
Not all respondents answered this question and, as can be seen from the chart below, at 75% the majority of the 89 respondents would, in principle, be in favour of a small development of affordable homes for local people.



Respondents were invited to add comments about local housing, including possible locations that may be suitable. These comments can be seen at Appendix B to this report.

**Q2: Life in the parish**

Respondents were asked “Do you feel the parish lacks any facilities”. The 86 responses were split 50/50.

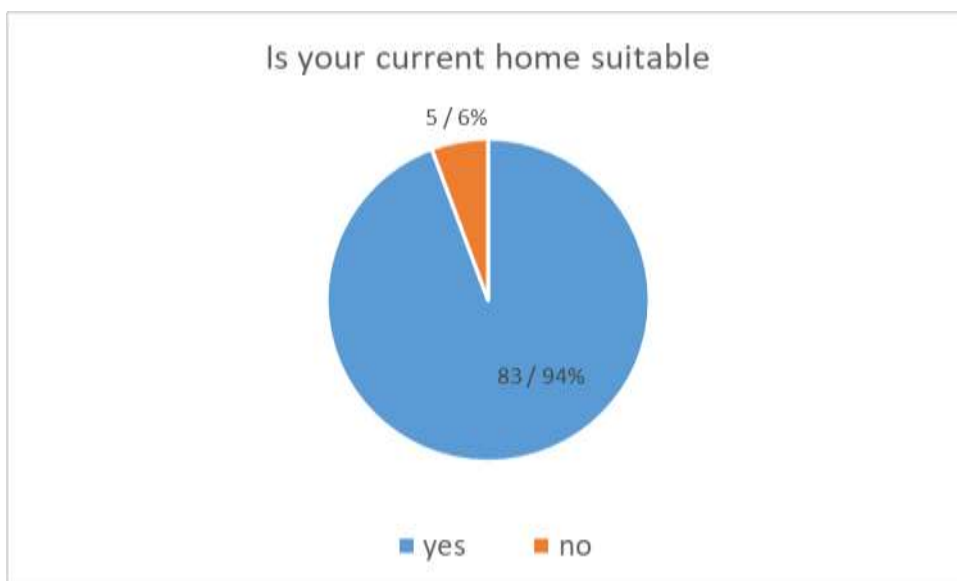


Respondents who indicated “yes” were provided with the opportunity to expand on their response and indicate what facilities are lacking. These comments can be seen at Appendix C to this report.

**Q3: Is your current home suitable?**

Respondents were asked to consider “whether or not your current home is suitable for your needs” and 88 responses were received.

Of these 88 responses, 94% (83 responses) indicated that their current home is suitable.



Respondents were asked to consider any anticipated changes in circumstances over the next five years as it is generally accepted practice that the data obtained through housing needs surveys is valid for five years.

**Part two – to be completed only if your household is in need of alternative housing and you wish to live in the parish**

Although 5 respondents provided information within this section, 2 of the responses have been discounted as it would appear that these households are able to afford their own home. One further response has also been discounted as the analysis showed that the respondent, whilst wishing to purchase their own home, would be unable to due to their financial situation and appear to be more than adequately housed already.

This section therefore relates to information provided by the remaining 2 respondents who indicated that their current home is not suitable.

**Q1: Why does your household need alternative housing?**

Respondents were asked to indicate why they needed alternative accommodation and were able to indicate more than one reason for need. As can be seen below there is no one outstanding reason.

- To downsize x 1
- To be closer to carer / dependent x 1
- Home that is more accessible x 1

**Q2: Current dwelling**

All respondents provided information about their current dwelling.

Of the 2 respondents, 1 currently lives in a 2-bed house rented from a housing association whilst 1 lives in a privately rented flat.

Respondents who rent were asked to indicate “approximately what percentage of your income, after tax, do you spend on rent?” but neither respondent provided information in response to this question.

### **Q3: Local connection**

Respondents were asked to indicate their connection to the parish and were able to indicate more than one connection.

Of the 2 households, 1 currently lives in the parish whilst the other has close relatives (parents) living in the parish.

### **Q4: Type of property preferred**

Respondents were asked to indicate what type, size and tenure of property the household would prefer.

Whilst this indicated preference aids the analysis it does not necessarily reflect the actual need. For example, a single adult preferring a 3-bed shared ownership house, with low income and no savings or equity, would be analysed as requiring a 1-bed home to rent.

Both respondents indicated a preference for a 2-bed bungalow rented from a housing association.

One respondent indicated a preference for a home designed to cater for a disability, and both respondents provided details of specific housing requirements.

### **Q5: Financial details**

All respondents provided financial information. However, the information provided in response to this section aids the analysis of need but is confidential and not reproduced herein.

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the information provided. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner occupied property, as demonstrated through the research shown in Appendix D to this report. If it appears that the respondent could not enter into a shared ownership arrangement they are re-classified as being in need of rented accommodation.

Similarly, where a respondent indicates a preference for a market home their ability to enter into a mortgage is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable mortgage if they could not do so they are re-classified as being in need of either a shared ownership (with a suitable deposit) or rented property.

### **Q6: Housing waiting list**

One of the respondents indicated that they are currently registered on the district council's housing waiting list, known as Home Choice Plus.

However, it should be noted that at June 2019 there were 21 households with an address within the parish registered on the local authority housing waiting list. Whilst some registered households may not wish to continue residing locally, experience from across the district shows that typically most people living in a rural parish will wish to continue residing there due to established social networks etc. This particularly applies to families with children and older people. A summary of these registered households can be seen at Appendix E.

#### **Q7: Detail of households seeking alternative housing**

The information provided in response to these questions aids the analysis of need but is confidential and not reproduced herein.

## **4. Conclusion**

This survey identifies 2 households with a defined local connection looking for alternative accommodation, as shown below.

Housing association rent

- 2 x 2 bed bungalow

Consideration should also be given to the requirements of the 21 local households registered on Home Choice Plus.

In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation. A 1-bed dwelling can only house a single person or couple, whereas a 2-bed home can also accommodate a small family and a single or couple household may grow and require additional space in the future. This increased flexibility, weighed against the relatively small extra cost and extra space associated with building a 2-bed home is a strong argument for providing the larger unit.

## **5. Acknowledgements**

Gratitude is expressed to all those who helped to deliver the survey packs across the parish.

## **6. Contact Information**

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# Long Compton Parish Council

## Housing Needs Survey

October 2019

Dear Householder

Do you want to downsize, are you currently living at home with parents and want your own home, do you need a bungalow in preference to a house?

We are conducting this survey to identify the homes that local people need and to update the information that was last collected in 2012. **The survey is for everyone, whether or not you are looking for alternative housing.**

- People who are not in need of alternative housing are requested to complete part 1 only.
- People who are looking for alternative housing within the next five years and wish to remain in the parish are requested to complete all parts of the form.

The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities. When the survey is complete the parish council will consider the results and work with WRCC to explore how any local needs can be addressed.

Do you know anyone who is originally from the parish, now living elsewhere, who would like to return to the parish? Or someone who currently works in the parish and lives elsewhere but would like to move into the parish to be nearer to their work? If so, please ask them to contact the Rural Housing Enabler ([sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk) or 01789 842182) to receive a copy of this form.

All information you give will be treated in confidence and the parish council will not see individual replies. The analysis will be carried out independently by WRCC and it will retain, and shred, all returned survey forms.

Please complete and return the attached form by Saturday 9<sup>th</sup> November 2019 using the Freepost envelope provided. Alternatively, the survey can be completed online at [www.smartsurvey.co.uk/s/LCHNS2019](http://www.smartsurvey.co.uk/s/LCHNS2019)

Thank you for your assistance in conducting this survey.

Yours sincerely

Bill Cook  
Chairman – Long Compton Parish Council

# Housing survey for Long Compton parish

## Part one - to be completed by all households

1. In principle would you be in favour of a small development (approx.10 homes) in the parish restricted to people with a local connection, for example homes for rent or shared ownership from a housing association? A planning obligation (S106 Agreement) would restrict the homes to people with a local connection (as per Q3 overleaf) in perpetuity.

Yes

No

Please add any comments you would like to make about local housing, including possible locations that may be suitable for housing. These comments may be included anonymously in our report.

## 2. Life in the parish

Do you feel the parish lacks any facilities?

Yes - what facilities? .....

No

## 3. Is your current home suitable?

When considering whether or not your current home is suitable for your needs please think about all household members and consider affordability, accessibility, size and security of tenure. Take into account any anticipated changes in circumstances over the next five years.

**Yes**, my current home is suitable (you don't need to complete part two of this form but please return this form using the Freepost envelope attached)

**No**, my current home is not suitable (please complete part two of this form overleaf if you would like alternative accommodation within the parish)

**Anonymity and confidentiality are guaranteed if you use the attached Freepost envelope.**

**Part two – to be completed ONLY if your household is in need of alternative housing and you wish to live in the parish**

**1. Which of the following statements apply to your household (tick all that apply)?**

- Need a larger home
- Want to downsize
- Want a starter home / first home
- Wish to return to the parish
- Struggling to afford current home
- Need to be closer to a carer or dependent
- To be closer to employment
- Need a home that is more accessible
- Need a new home for another reason - please explain below

**2. Current dwelling - what type of property do you currently live in?**

- |                                   |  |
|-----------------------------------|--|
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Flat / maisonette |
| <input type="checkbox"/> House    | <input type="checkbox"/> Other .....       |

Number of bedrooms .....

- |  |  |
|--|--|
| <input type="checkbox"/> Rent - housing association*           | <input type="checkbox"/> Owned (with/without mortgage) |
| <input type="checkbox"/> Rent – private*                       | <input type="checkbox"/> Live with parent/s            |
| <input type="checkbox"/> Shared ownership (part rent part buy) | <input type="checkbox"/> Other .....                   |

**\* If you currently rent your home approximately what percentage of your income, after tax, do you spend on rent?**

%

**3. What is your connection to this parish (tick all that apply)?**

- Currently live in the parish (how many years? .....
- Previously lived in the parish (how many years? .....
- Have close relatives living in the parish (relationship .....
- Currently work at least 16 hours per week in the parish (how many years? .....
- Born in the parish but moved away

**4. What type of property would your household prefer (tick all that apply)?**

- Bungalow                                       House                                       Flat / maisonette

Number of bedrooms .....

- |   |   |
|---|---|
| <input type="checkbox"/> Rent - housing association             | <input type="checkbox"/> Owned - with mortgage              |
| <input type="checkbox"/> Rent – private                         | <input type="checkbox"/> Owned - without mortgage           |
| <input type="checkbox"/> Fixed equity                           | <input type="checkbox"/> Owned - Help to Buy / Starter Home |
| <input type="checkbox"/> Shared ownership (part rent, part buy) | <input type="checkbox"/> Owned - self-build                 |

- Designed to cater for a disability

Please provide details of any specific housing requirements (eg relating to a disability) for yourself or any member of your household who is seeking housing with you.

**5. It is important to understand what people can afford.**

**This information will not be disclosed to any third party and remains confidential. Financial information helps determine the tenure of property suitable for the household.**

Please indicate the approximate total annual gross income (before tax) of the household in need of alternative housing. Do not include housing or other benefits.

£

**Do you have savings or equity in your current home that could be used towards a new home?**

- Yes    savings £..... / equity £.....
- No

**6. Are you registered on the local authority housing waiting list (Home Choice Plus)?**

- Yes                                       No

If you wish to apply to rent a housing association property you should be on the housing waiting list. Application forms are available by email ([housingadviceteam@stratford-dc.gov.uk](mailto:housingadviceteam@stratford-dc.gov.uk)), telephone (01789 260861) or download ([www.homechoiceplus.org.uk](http://www.homechoiceplus.org.uk)).

**7. Details of the household seeking alternative housing.**

	Age (yrs)	Gender	Relationship to person completing survey form
Person 1			<i>Person completing form</i>
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

**Please provide your name and contact details.** We may need to contact you to obtain further information. Any information you give will remain confidential to WRCC and will not be shared with the parish council or any third party.

Name	
Address	
Email / telephone	

Thank you for your assistance in conducting this survey.

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler, by telephone 01789 842182 or email [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk).

**Please return this form in the Freepost envelope provided no later than Saturday 9<sup>th</sup> November 2019.**

(or post to Freepost Plus RSRR-KAGE-GBUR, Warwickshire Rural Community Council, Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF)

WRCC collects the minimum data required and for the specific purpose of providing an anonymised housing needs report. Data is processed lawfully and fairly, and it is kept in a secure manner. Returned survey forms are kept for a short period before being shredded.

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819  
Find out more at [www.ruralwarwickshire.org.uk](http://www.ruralwarwickshire.org.uk)

## Appendix B – comments re housing and possible locations

Respondents were invited to add comments about local housing, including possible locations that may be suitable.

- We think the village is perfect as it is and we do not need any further development.
- In recent years there has been two small developments up Old Hill, but instead of affordable housing they were ridiculously price out of range for first time local buyers. So many houses are to go up in the village let them be reasonably priced to let local people be able to buy them.
- Do we need 10 new homes? Who will be buying them or renting them? Are there people in the village who are not living in a home? Young people by and large do not want to live in a village. Whether they rent or part buy it is expensive to live in a rural area. There are no well paid jobs. Public transport is very sparse, therefore a car or 2 is a necessity. It will end with people coming in from outside the village who will not be satisfied with the village infrastructure. We do not need 10 more houses of any kind, especially subsidised housing.
- People should be prepared to move and pay for rent or purchase of homes. There should not be any special treatment - just cos you are local or claim local connections. It is unfair and not a meritocracy. Work hard or move out. Let new people move in!
- I feel that economic migrants have always existed. "Local connections" are abused for housing "Local people" should pay market prices for rent or purchase and NOT get special treatment. I am a local person & had to move away for over 20 years to study & progress a career so I could afford to move back to my home area. I didn't expect or get handouts.
- The village has had 3 developments completed in the last year - enough!
- Our village pioneered a wonderful plan to bring new houses to our village just 3 or 4 years ago. However, such a short time and now plans are afoot to increase even further. I'm sorry but we oppose this as it will be just the tip of the iceberg!
- The houses built have been too large for local first time buyers. "Local homes" have not been taken up - presumably because they are not suitable.
- Such a policy is akin to "social engineering" and should be resisted.
- The school is full, any more buildings will lead to flooding, and more on street parking.
- I am not a fan of any additional building work in the village. I recognise that people with a local connection would want to remain living in the village but I also welcome new people and families to the village who can make a valid contribution to the community.
- The decision on where to put these houses is crucial though; & would further sway our decision. Also the material used to build them & we feel that there shouldn't be a restriction to local connection & that a bungalow is not a best use of space; certainly two-storey, perhaps flats/apartments; therefore more accommodation on offer. There must be enough parking.
- There has been development in the village but more probably needed. But - no more than 10.
- I would not like to see any building in/around the village church/playing fields area.

- Any new building to be for social housing and be on land that the Parish Council has put in Parish Precept to be built on - NOT expensive private housing that does not benefit the village in anyway, as the last 4 private developments brought nothing to village.
- Need to drop the not in my back yard attitude.
- But depends on where in the village! Would not want to affect the 'green fingers'. OR have any building outside the village boundary.
- Happy to see infill and brownfield developments but overspill from village boundaries into green zones more seems to be happening.
- I'd be in favour of building only, or mainly, affordable housing. This in combination with energy efficient, eco friendly building / planning. To state the obvious: not to build where there is a flood risk; or where building will increase the flood risk elsewhere. And how about: more housing > more public transport?!
- It would be a wonderful way to keep the young people in our community here.
- This accommodation should always be allocated to residents with local connections, and should include a mix of tenancies.
- Field behind village hall
- Would building pairs of flats ie ground floor + 1st floor be an all round better alternative to bungalows? These were known as maisonettes in the 60s and suited my grandmother very well. There would also be a marked environmental advantage - saves space & better carbon footprint. Low rise buildings being better suited to rural locations.
- Only if basic infra-structure is done initially.
- 1) The need should be proved first. 2) Any site should be approved by current parishioners, not external forces/planners. 3) Any resale of such homes must only be to people who also meet the criteria of Q3, and never over-ruled by any authority or "market forces".
- I would like to see something available for young people 20/30 to be able to afford in the village. My son (24yrs old) still lives with me as he can't afford either private rental (£800 upwards per month) or to buy a house.
- The housing **MUST** be affordable, to allow young people to get a home of their own - we mean genuinely affordable ie subsidised somehow. Such housing needs to be in an area which doesn't flood, such as off Harrow Hill.
- Please build on the eyesore behind Butlers Close and Butlers Lane.
- Use current village hall site for housing
- Some smaller "upmarket" with view properties for "wealthier" long term home owners in LC to be encouraged to downsize into. Keeping elderly long term residents in the village for their twilight years would enrich the community in many ways & free up larger properties for incomers to buy into this village.
- I would like my house to be sold to a young (married) couple when I exit this world. The sale price, no doubt, will be way beyond the means at their disposal. What is the solution to that problem?
- Too many recently built houses are too big. Have the builders not noticed that the smaller new properties sell much quicker? They also fit into the village scene more appropriately.
- Only if there is an assessed need - given the parish has recently built some of these.
- New housing should be 'in keeping' in terms of materials & architectural design; care to be taken for drainage & traffic; further restrictions will be necessary on main road traffic, especially at school.

- I strongly support small developments of homes at affordable prices or rents which do not strain local infrastructure.
- Plans to build on designated sites within the village should be upheld by SDC. Unscrupulous building should not be allowed.
- We have a piece of land available for future housing. We need something for young people to acquire, whether it be purchase outright or shared ownership. Cater for singles as well as couples. We have lost quite a few of our social housing recently, both bungalows & houses, and these need replacing.
- Paddock allocated at end of Weston Court - access via Butlers Rd??
- Not on green field sites. Purely infill.
- Only if proved need. Behind Weston Court. If more is needed there is space.
- Long Compton infrastructure needs reviewing. Local sewage works nearing capacity. Flood water cannot drain away quick enough due to poor and old drains. Fresh water pressure low at peak use times! ie 8.00am.



## Appendix C – comments re lack of facilities

Respondents were invited to add comments about the lack of facilities in the parish.

- It is a village. If one wants to live in a town go to one.
- Speed cameras & enforcement. More police presence for speeding & anti social behaviour. More allotments & land for people to grow their own food.
- Decent people on Parish Council. Speed cameras. Please do something to slow traffic down.
- Not for an old fossil such as myself.
- Anything for teenagers + young folk
- Speed camera
- Gas
- Maybe utilising the recreational ground more
- Somewhere for teenagers to meet
- An effective speed monitoring system
- Local police station
- ATM
- Street lighting
- Tennis court
- Doctor, chemist, reasonable bus service (ie gives you time to shop and return on another bus), cycle lanes, management of parking on lanes eg Back Lane, a facility to report excessive neighbour noise
- Recreation; tennis courts / baseball / netball courts
- More buses tho I do have a car
- Shop with longer opening hours
- Public transport to eg Moreton in Marsh station
- Only public transport
- A better children's playground - for older children. Better transport for older people. Better footpath from Old Hill to the centre of the village. TRAFFIC CALMING
- Health centre. Buses at times that enable people to travel to work or go to Stratford & get home after a show.
- A decent speed camera! An average speed check camera at each end of the village would serve to slow down all speeding. Through traffic & locals, if speeding, would only trigger one camera! Win win?
- A crossing over main road and speed restrictions eg traffic calming like on Armscote Rd in Shipston
- Tennis court
- Better coordination of sports & social facilities?
- Street lighting
- Zebra crossing
- 1. Permanent Post Office. 2. A more frequent Bus Service (Oxford > Stratford upon Avon) (connection> Banbury)
- Public transport
- PO
- Public transport
- Fast fibre broadband
- Move village hall to sports ground
- Public toilets at the recreation ground?
- Still feel the loss of a proper Post Office

- 1) Wider variety of produce in shop. 2) An annual "open gardens" event. 3) An info board on local walks/sites of interest.
- Garage with petrol pumps. ATM
- Better bus service & overall attention as outlying village
- Good public transport links
- A decent bus service. Something to help young people out of mischief
- More for the youngsters
- Too much for the old folks.
- Better public transport
- A District Council subsidised "taxi" service to Shipston facilities for those unable to drive there to join in their excellent programmes & facilities.
- Better drains

Many of the comments relate to speeding and public transport.

## Appendix D – property search

Property search within Long Compton parish November 2019 (excluding listed properties, properties requiring refurbishment, with additional land, stables etc).

### For sale

Agent	Location	No of beds	Type	Price £
Sheldon Bosley Knight	Barncroft	4	detached Cotswold stone house	950,000
Hayman-Joyce	Barncroft	4	detached Cotswold stone house	950,000
Knight Frank	East Street	4	detached Cotswold stone house	539,950
Maxwell Douglas	Broad Street	4	detached house	525,000
Peter Clarke & Co	Compton Chase	4	detached house	479,950
Hayman-Joyce	Main Street	3	end of terrace house	439,500
Strutt & Parker	Clarks Lane	3	semi-detached house	435,000
Chancellors	Shipston Road	3	detached bungalow	320,000
Chancellors	Barncroft	3	mid-terraced house	280,000
Harrison James & Hardie	Shipston Road	3	semi-detached house	279,950

### Sold within last 12 months

Date sold	Location	No of beds	Type	Price £
Jun-19	Park Court	4	detached house	700,000
Jun-19	Back Lane	3	detached house	320,000
Apr-19	Park Court	3	detached house	600,000
Mar-19	Park Court	3	detached house	610,000
Mar-19	Vicarage Lane	4	detached house	680,000
Feb-19	The Butts	2	terraced house	162,500
Jan-19	Barncroft	4	detached house	800,000
Dec-18	Woodway		detached house	675,000

### Average prices (using tables above)

House size & type	Price £
2 bed terraced house	162,500
3 bed end of terrace house	439,500
3 bed mid-terrace house	280,000
3 bed semi-detached house	357,475
3 bed detached bungalow	320,000
3 bed detached house	510,000
4 bed detached house	636,990
4 bed detached Cotswold stone house	813,317

With an overall average price of £490,625 properties in Long Compton were more expensive than nearby Shipston-on-Stour (£339,624) and cheaper than Whichford (£1,262,500) and Little Compton (£586,667).

House prices in Long Compton were 11% up on the previous year.

Source: [rightmove.co.uk](http://rightmove.co.uk), [zoopla.co.uk](http://zoopla.co.uk), [onthemarket.com](http://onthemarket.com)

## Appendix E – Home Choice Plus

Home Choice Plus is the scheme used to allocate housing association properties across the participating local authority areas, which includes Stratford-on-Avon District Council.

At June 2019 the following households with an address within Long Compton parish were registered.

Household type	No. of children in household	No. of households	House type/size
Single/couple	0	4	1 bed maisonette or 2 bed house
Family	1	4	2 bed house
Family	2	5	2 or 3 bed house
Pensioner/DLA	0	7	1 or 2 bed bungalow
Other	0	1	2 bed house

A further 28 households indicated Long Compton as their preferred area to live.

In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation as this offers greater flexibility.

If local needs properties are developed for a community as a result of information obtained through a housing survey and similar evidence it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection (as listed at Part 2 Q3 of the survey form).

## Appendix F - summary of need

<b>ID</b>	<b>Local connection</b>	<b>Household composition</b>	<b>Specific housing needs</b>	<b>Tenure</b>	<b>Size &amp; type</b>
1	Yes	One adult	Yes – health issues	Housing association rent	2 bed bungalow
59	Yes	One adult	Yes – mobility issues	Housing association rent	2 bed bungalow

In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation as this offers greater flexibility.